



CITY OF HAYWARD AGENDA REPORT

Meeting Date 04/25/02
Agenda Item 2

TO: Planning Commission

FROM: Arlynne J. Camire, AICP, Associate Planner

SUBJECT: **Zone Change No. PL-2002-0210 and Tentative Tract Map No. Tract 7263-Ronald Ko (Applicant), Eric Tang/Pilar Escand Aberasturi/Reliance Invest(Owner) – Request to Modify a Planned Development (PD) District and to Approve a Tentative Tract map to Accommodate 14 Townhouses**

The Property Is Located at 28538 Huntwood Avenue, South of West Tennyson Road, in the Planned Development (PD) District

RECOMMENDATION:

It is recommended that the Planning Commission recommend that the City Council:

1. Adopt the Negative Declaration;
2. Approve the zone change application and the preliminary development plan subject to the attached findings and conditions of approval; and
3. Approve Tentative Map Tract 7263 subject to the attached findings and conditions of approval.

DISCUSSION:

Setting

The 53,020-square-foot vacant parcel is located on the east side of Huntwood Avenue, south of West Tennyson Road. The site is bordered by Continental Mobile Home Park to the east and south in the *Mobile Home* (MH) zoning district. Raintree Condominiums are to the north in the *Medium-Density Residential* (RM) zoning district and single-family homes in the *Single-Family Residential* (RS) zoning district are located to the west across Huntwood Avenue.

An AC Transit bus stop is located south of the site, in front of the Continental Mobile Home Park. The AC Transit bus lines that can be accessed at this bus stop include Line 77 serving both Hayward and South Hayward BART stations daily. Lines 83, 86/386, and 91 are available within walking distance on Tennyson Road. Line 83 serves Industrial Parkway and South Hayward BART on weekdays and Lines 86 and 386 serve the southerly industrial park and South Hayward BART daily. Line 91 serves Chabot College and Hayward Kaiser Hospital weekdays.

Project Description

The project is a zone change modifying a Planned Development that involves the subdivision of a vacant lot creating 15 parcels in order to construct fourteen, two-story townhouses on lots ranging from 1,612 square feet to 2,102 square feet in area. The ground floor of each unit consists of a two-car garage, a living room, dining room, kitchen, laundry facilities and a half bathroom. The second floor consists of 3 or 4 bedrooms, depending on the model, and 2 bathrooms. The garages are accessible from the interior common drives. Four visitor parking spaces will be centrally located. The proposed tentative map is intended to implement the project.

The project is designed to preserve as many of the mature trees as possible. Therefore, the units are clustered in small grouping, with two detached units. Three units front onto Huntwood Avenue.

A planned development for the construction of 18 units was approved on September 15, 1992. The project was not built due to the economy at the time. Therefore, this zone change is to modify the *Planned Development* (PD) District and is a procedural means to allow townhouse development where the property under the units is owned by the owner of the unit. PD District requires conformance to the standards of the General Policies Plan map designation. In this instance, the designation is *Planned Development* (PD) and the design and performance standards of the *Medium Density Residential* (RM) District are required to be met.

Architecture

The seven various "types" of townhouses are contemporary in design, with earth tone cement plaster walls and trims and tan concrete tile hipped roofs. Some of the units have a gable pop-out on the front facade, a steep pitched roof component, or an offset hipped roof component. Three earthtone color schemes are proposed. The window details on all elevations include multi-paned windows. Sliding glass doors allow entry onto the patio from the dining room except on unit Types "C" and "D", located to the rear of the site. The Huntwood Avenue elevations include recessed entries accessible through a gabled archway to provide the residents privacy and give a sense of separation from the street. All models have decorative chimneys. Staff recommends that back doors that exit onto the patios of models Types "C" and "D" be replaced with sliding glass doors similar to those found on the other unit "types".

The project meets the City of Hayward Design Guidelines for infill multifamily residential in that the townhouses do not exceed two stories in height, maintaining the setbacks, and maintaining the mass and scale of adjacent multi- and single-family development. The townhouses on the Huntwood Avenue maintain the continuity of the landscaped front yard set backs. In addition, the townhouses are clustered to provide better open space allowing the preservation of mature trees and vehicle access from shared driveways. The architecture utilizes a consistent design theme with materials and colors that are compatible within the project and with adjacent development. Facades are articulated and rooflines are varied. Privacy of the neighbors internal and external to the development has been taken into consideration. All interior second floor bedroom windows are offset from windows across the drive or are separated

by a common drive. The Raintree Condominiums north of the project do not have second story windows facing the site on the units fronting on Huntwood Avenue. The remaining units are adjacent to the group open space area. In both instances, the mature trees also act as a privacy screen between the existing and the proposed units.

Open Space

The 14 townhouses require a total of 4,900 square feet of open space. A minimum of 1,400 square feet is required to be provided in group open space. Approximately 4,834 square feet of usable outdoor group open space has been provided in the northeastern corner of the site adjacent to the rear townhouse cluster. This open space area takes advantage of a grove of redwoods. Landscaped berms act as a barrier separating the group open space from the common drive. Staff recommends that this area be furnished with picnic tables, benches, and a play area for children.

All townhouses, except for the unit located in the center of the Huntwood Avenue frontage, will have a fenced yard area with a small covered patio. Seven townhouses will have a fenced yard ranging from 436 square feet in area to 455 square feet in area. Three units have an 800-square-foot fenced yard. Three units have a fenced yards ranging from 829 to 1,494 square feet in area. The adjoining 20-foot deep rear yards will provide adequate private open space. Staff recommends that the middle unit fronting on Huntwood Avenue have a small fenced yard area.

Landscaping

The landscape plan takes full advantage of the preservation of mature trees. The trees to be preserved include redwoods located in the northwestern corner in the front yard set back, a 38-inch Live Oak located on the north side of the site, a 38-inch London Plane Tree located in the center of the site, a small cluster of Redwoods located in the northeastern corner of the site. The project has been designed specifically to preserve as many mature trees as possible and the additional landscaping. The applicant has provided a landscape plan prepared by a licensed landscape architect. All landscaping and front yard landscaping will be maintained by a homeowners' association. A 6-foot high wood fence will replace the chain link along the rear and the south side of the site adjacent to the mobile home park. The existing wood fence adjacent to the Raintree Condominiums is in good condition and is required to be maintained by the Raintree Condominiums Homeowner's Association. Additional wood fencing will be installed at the rear of the townhouses. The applicant is required to submit a fencing plan. The fencing shall be owned and maintained by the homeowners association.

In addition, staff recommends that the cedar and walnut trees located on the Huntwood Avenue frontage be preserved. The walnut tree is located within the public right-of-way and staff recommends that the sidewalk meander around the tree.

Parking

The applicant is required to provide 30 parking spaces. Each of the fourteen townhouses will have a two-car garage and four visitor parking spaces are located in a central parking area in center of the project.

Tentative Tract Map

The tentative tract map subdivides the 53,020-square-foot site into 14 townhouse parcels and one common parcel for a total of 15 parcels.

A townhouse subdivision differs from a condominium subdivision. Within a condominium subdivision an individual owns the air space within a unit but the building(s) and all the land within the subdivision are under common ownership. A townhouse subdivision allows an owner to own the building, a small plot of land under the building, and usually a patio and balcony area; the remaining land is under the common ownership of all owners within the subdivision. Both require the formation of a homeowners association and the creation of Conditions, Covenants and Restrictions (CC&R's).

There are existing utilities available in Huntwood Avenue to adequately serve this project. Huntwood Avenue is at the ultimate street width and is fully improved.

Conformance to the Zoning Ordinance, the General Policies Plan and the Neighborhood Plan

The zoning designation is *Planned Development* (PD) and the General Policies Plan Designation is *Medium Density Residential* (MDR). The construction of multi-family housing is consistent with both the Zoning Ordinance and the General Policies Plan designation. The project is consistent with policies of the Tennyson-Alquire Neighborhood Plan specifically those policies regarding the maintenance of the single-family residential character and the contribution of an attractive neighborhood pattern. These policies are met by the provision of townhouses that appear to be much like single-family homes with private yards.

Schools

This development will not generate a number of students that cannot be served by existing facilities. Using the Student Generation Factors for multiple family, as provided by the Hayward Unified School District the following is projected: (K-6: 1.358, 7-8: .49, 9-12: .49) or approximately 3 students that can be accommodated by Bowman Elementary (Kindergarten through 6th grade), Chavez Middle School or Tennyson High School. In addition, school fees will be collected prior to the issuance of a building permit.

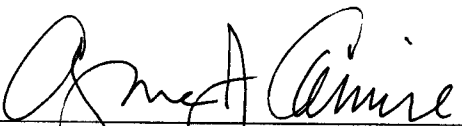
ENVIRONMENTAL REVIEW:

In accordance with California Environmental Quality Act (CEQA) Guidelines, it was determined that this project could not have a significant impact on the environment and a negative declaration has been prepared.

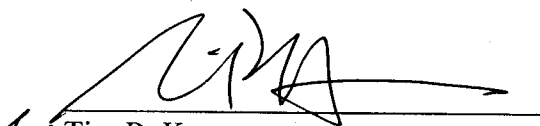
PUBLIC NOTICE:

On April 5, 2002, a Notice was mailed to every property owner and occupant within 300 feet of the subject site, as noted on the latest assessor's records. Notice was also provided to the Tennyson-Aquire Neighborhood Plan Task Force. No responses were received from the notice.

Prepared by:

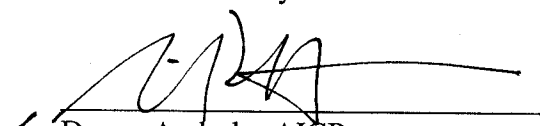


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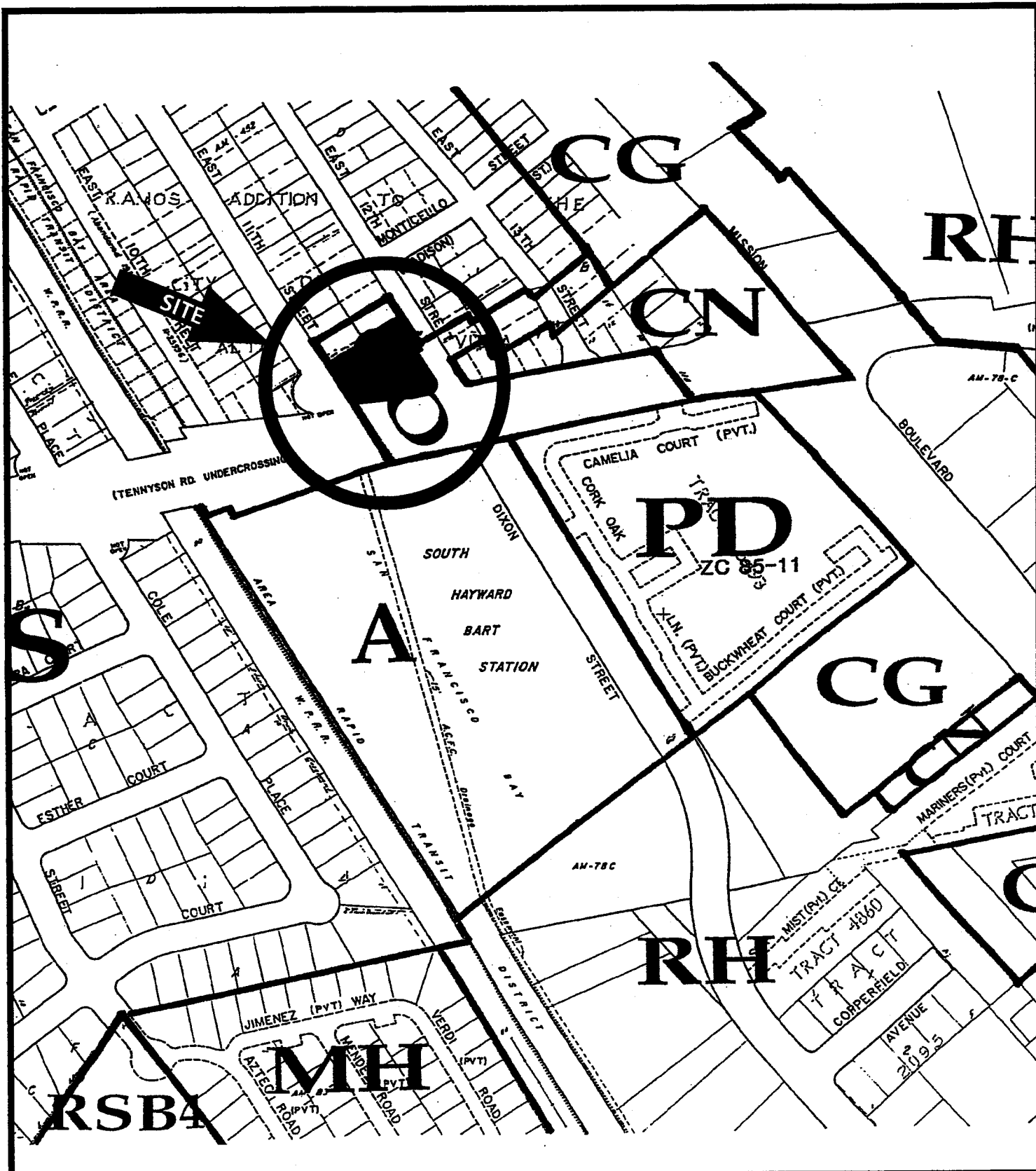
Recommended by:



Dyana Anderly, AICP.
Planning Manager

Attachments:

- A. Area Map
- B. Findings for Approval of Zone Change
- C. Findings for Approval of Preliminary Plan
- D. Conditions of Approval of Zone Change and Preliminary Plan
- E. Findings for Tentative Tract Map No. 7263
- F. Conditions of Approval for Tract Map. No. 7263
- G. Negative Declaration and Initial Study
Plans and Tentative Tract Map No. 7263



Area & Zoning Map

SPR 01-130-09

Address: 28422 E.11th Street

Applicant: Mohammad Shaiq/
NoorWais for Samah Construction, Inc.

Owner: Samah Construction, Inc.

A-Agricultural

CG-General Commercial

CN-Neighborhood Commercial

CO-Commercial Office

PD-Planned Development

RH-High Density Residential

MH-Mobile Home Park

RS-Single-Family Residential,RSB4,RSB6

Zone Change No. PL-2002-0210
Ronald Ko (Applicant)
Eric Tang/Pilar Escand Aberasturi/Reliance Invest(Owner)
14 Townhouses
28538 Huntwood Avenue
Findings for Approval

- A. The proposed project will not have a significant effect on the environment. A Negative Declaration has been prepared pursuant to the California Environmental Quality Act.
- B. Substantial proof exists that the proposed change will promote the public health, safety, convenience, and general welfare of the residents of Hayward in that the 14 townhouses will be available for homeownership;
- C. The proposed change is in conformance with the purposes of this Ordinance and all applicable, officially adopted policies and plans in that the zone change meets the policies of the General Plan Medium Density designation of the General Plan;
- D. Existing streets and public facilities are adequate to serve the 14 townhouses development in that the existing street system, the sewer and storm drain system and water system are able to accommodate this development.
- E. The residential uses permitted when the property is reclassified will be compatible with present and potential future uses allowed in the Planned Development district, and, further, a beneficial effect will be achieved, which is not obtainable under existing regulations, in that the 14-townhouse project can be built on a property that is not currently developed to its potential as prescribed by the General Policies Plan and the Tennyson-Alquire Neighborhood Plan.

Zone Change No. PL-2002-0210
Preliminary Development Plan
Ronald Ko (Applicant)
Eric Tang/Pilar Escand Aberasturi/Reliance Invest(Owner)
14 Townhouses
28538 Huntwood Avenue
Findings for Approval

- A. Approval of the preliminary development plan, as conditioned, could not have a significant impact on the environment, cumulative or otherwise, and a Negative Declaration has been prepared.
- B. The 14 unit townhouse development is in substantial harmony with the surrounding single- and multiple-family structures, and mobile home park and the General Plan designation of Medium-Density and the Tennyson-Alquire Neighborhood Plan in that it is appropriate to develop this site with medium-density multi-family housing because the single family residential character will be maintained. In addition, this development will contribute to an attractive neighborhood pattern
- C. Existing and proposed streets and utilities will be adequate to serve the development. The street is of an adequate size to accommodate the additional traffic trips that will be generated by this project.
- D. The development creates a residential environment of sustained desirability and stability in that adequate open space has been provided, and park and school fees will be paid. In addition, the 14 townhouses will have no substantial adverse effect upon surrounding development in that it is compatible with the residential neighborhood and consistent with the housing density permitted on this site by the General Plan and the Zoning Ordinance.
- E. The exceptions that are necessary for the approval of the Planned Development are adequately compensated for by providing the opportunity for home ownership of 14 townhouses. In addition, a quality infill residential project will be constructed on a parcel that has remained vacant since 1989.

Zone Change PL-2002-0210 and Preliminary Plan
Ronald Ko (Applicant)
Eric Tang/Pilar Escand Aberasturi/Reliance Invest(Owner)
14 Townhouses
28538 Huntwood Avenue
Conditions of Approval

1. The proposed improvements shall be constructed and installed according to the preliminary plans labeled Exhibit "A", except as required to be modified by these conditions of approval. This approval is void two year after the effective date of approval unless prior to that time a building permit has been accepted by the City of Hayward Building Official to construct the project. Any modifications to the approved plans or conditions shall require prior review and approval from the Planning Director.
2. Prior to final inspection of the townhouses or occupancy (whichever occurs first), all improvements and conditions of approval shall be completed to the satisfaction of the Planning Director.
3. The final map shall be filed and approved by the City and in the County Records Office prior to the issuance of a certificate of occupancy of any home with the exception of those homes used as models.
4. Prior to the sale of any townhouse, the applicant shall create a Homeowners Association and shall record the CC&R's. The CC&R's shall be subject to the review and approval of the City Attorney prior to recordation. The Homeowner Association shall be responsible for implementing all storm water measures and the maintenance of all private driveway, private utilities, and other common areas and facilities on the site, including all landscaping.
5. The garage of each unit shall be maintained for off-street parking and shall not be converted to living area or storage. This requirement shall be incorporated into the project's CC&R's. The four open parking spaces shall not be used by project residents. Spaces shall be marked as "visitor only". Vehicles parked contrary to this provision shall be removed by the project homeowners association. Inoperable vehicles and other storage are prohibited in guest parking spaces. This requirement shall be reflected in the CC&Rs of the homeowner association.
6. The homeowners association shall maintain in good repair all streets, parking surfaces, common area and front yard landscaping and irrigation, street lighting, drainage improvements and fence. Any graffiti painted on the fence shall be painted out or removed within seven days of occurrence. The fence shall be treated with a graffiti sealant.
7. Prior to the sale of any individual unit, or prior to the acceptance of tract improvements, whichever first occurs, a homeowners' association shall be created to maintain the common area landscaping, open space amenities and sound walls. Each owner shall automatically

become a member of the association and shall be subject to a proportionate share of maintenance expenses. A reserve fund shall be maintained to cover the costs of replacement and repair.

8. Any appropriate historical artifacts unearthed on the site in connection with the construction of the proposed project shall be offered to the Hayward Area Historical Society at no charge.
9. If any human remains are found during grading or construction, all work will be stopped and police called to investigate.
10. Utility meters shall be located at the sides of the residences and shall be screened by plant material or other approved material and shall provide sufficient distance for reader access.
11. Mechanical equipment, such as air conditioners, shall be prohibited on the roof of any building.
12. The Planning Director shall approve the colors and materials of the structures prior to the issuance of the building permit.
13. Upon application for a building permit, show elevations of top of curb, pavement and grade breaks; show location of water services and sewer laterals with a minimum separation of 6 feet; show water meters a minimum of 2 feet clear of top of driveway flare.

Fire Department

14. All curbing except for those along designated parking spaces within the proposed development shall be painted red. "No Parking-Fire Lane" signage shall be posted at every 100 linear feet along the private driveway. There shall be no parking of vehicles on either side of the driveway
15. A new fire hydrant is required for the development and it shall be located across from lot #5 within the landscape island, approximately 60' into the development from the driveway entrance. The type of fire hydrant required shall be double steamer (2-4 ½" outlets and 1-2 ½" outlet) capable of flowing 3,000 gpm at 20 psi. In addition, a blue reflective pavement marker shall be installed adjacent to the fire hydrant location. Crash posts may be required for the fire hydrant pending field inspection.
16. The proposed development is for townhouses which are to be classified as a R-3 occupancy. The units will be required to have a two-hour separation (one hour rated separation walls between each unit) including all vertically constructed from floor to roof, including the attic space.
17. All buildings shall have individual address numbers posted so as to be visible from the street. Address numbers shall be a minimum of 6-inches.
18. Smoke detectors required per the California Building Code.

19. Automatic fire sprinkler systems conforming to N.F.P.A. 13-D Standards shall be installed within each townhouse unit. The fire sprinkler protection shall be modified to include garage and attic fire sprinkler protection for each unit. The fire sprinkler system shall be equipped with a local alarm bell that shall be installed in an approved location on each townhouse unit.

Solid Waste

20. At building permit issuance, a Construction & Demolition Debris Recycling Statement & Summary Report is required to be filed with the Solid Waste Division, Public Works Department. All construction debris is required to be recycled.
21. Adequate storage space for garbage/recycling containers shall be provided within the garage area and shall be accessible for collection. Size and location shall be designed to the satisfaction of the City of Hayward Solid Waste Manager.
22. If gates with locks are planned to limit access to the property, then the Applicant must provide keys or cards to the garbage company, Waste Management of Alameda County

Utilities

23. Prior to granting occupancy, water services shall be installed by City crews at developer's expense. The application for water services shall be presented to the City inspector.
24. It is recommended that a separate irrigation meter be installed for common landscape areas. Install Reduced Pressure Backflow Prevention Assembly on the irrigation water meter per City of Hayward Standard Detail 202.
25. Provide keys/access code/automatic gate opener to utilities for all meters enclosed by a fence/gate as per municipal Code 11-2.02.1. Please note this requirement on the plans submitted for a building permit.
26. Only water Distribution Personnel shall perform operation of valves on the Hayward Water System. Please note this requirement on the plans submitted for a building permit.
27. Water and sewer service available subject to standard conditions and fees in effect at time of application.
28. Development to be served by radio read meters.

Miscellaneous

29. Each unit shall be equipped with security lighting over the garage. The light fixtures shall be decorative and shall be approved by the Planning Director.
30. The front door of each unit shall be equipped with a 180-degree security viewfinder.

Architecture & Site Planning

31. Four picnic tables and benches, two barbeques and a children's play area shall be installed in the group open space area. Trees shall not be disturbed to meet this requirement.
32. Models "Type C" and "Type D" shall have sliding glass doors that lead to the patios.
33. A six-foot high redwood fence shall be provided at the property lines shared with adjacent residential properties.
34. A fence plan shall be submitted for the review and approval of the Planning Director.
35. To the satisfaction of the Planning Director, second floor windows shall be modified, if necessary, to preserve the privacy of existing residents.
36. Decorative pavement shall be installed at the driveway entry to the project site. The type and design shall be to approved by the Planning Director.

Landscaping

37. Prior to issuance of a building permit, detailed landscape plans, irrigation plans and specifications shall be prepared by a licensed landscape architect and submitted for review and approval by the City. Landscape plans must be approved by the City Landscape Architect and City Engineer. Mylar originals of the approved landscape plans shall be stamped approved and signed off by the City Landscape Architect and City Engineer. Approved original mylars shall be left on file with the Department of Public Works.
38. Landscaping and irrigation plans shall comply with the City's Water Efficient Landscape Ordinance. A Certificate of Substantial Completion and Irrigation Schedule shall be submitted by the project landscape architect prior to approval of occupancy of any units.
39. Submit a Landscape Water Use Statement.
40. The public right-of- way on Huntwood Avenue shall be landscaped and developed with a sidewalk which shall meander around the existing 24" Walnut tree.
41. The 19" Cedar tree located in the front yard set back shall not be removed unless approved by the City of Hayward, Landscape Architect.
42. Landscaped areas adjoining drives and/or parking areas shall be separated by a 6-inch high class "B" Portland Cement concrete curb.
43. Landscaping and trees shall be installed prior to occupancy of the townhouses, unless otherwise approved by the City's Landscape Architect.
44. A hose bib shall be provided in the front and rear yard of each unit.

45. Prior to certificates of occupancy, the required park dedication in-lieu fee shall be paid to the City. Per the City's Parkland Dedication Ordinance, the amount of the fee shall be in accordance with the fee schedule in effect at the time of issuance of the building permits.
46. For the installation of common area landscaping, the developer shall maintain the landscaping for a minimum of one-year following acceptance of tract improvements. The City may require a security deposit, bond, or surety to guarantee the maintenance of the landscaping.
47. Landscaping shall be maintained in a healthy, weed-free, condition at all times, with replacement plants provided where necessary. Required street and on-site trees that are severely topped or pruned shall be immediately replaced, as determined by the City Landscape Architect.
48. All existing trees that are indicated to remain, as indicated on the approved preliminary landscape plan, are not to be removed during the construction phase of this project.

Construction Activities

49. All construction and demolition debris waste shall be recycled. Applicant is required to submit a Construction and Demolition Debris Recycling Statement and Summary Report.
46. The applicant shall submit a construction Best Management Practice (BMP) program for review and approval by the City prior to the issuance of any building permits. The general contractor and all subcontractors and suppliers of material and equipment shall implement these BMP's. Construction site cleanup and control of construction debris shall also be addressed in this program. The applicant is responsible for ensuring that all contractors are aware of all storm water quality measures and ensure that measures are implemented. Failure to comply with the approved construction BMP's will result in the issuance of correction notices, citations or a project stop work order.
47. The project plans shall include storm water measures for the operation and maintenance of the project for the review and approval of the City Engineer. The project plans shall identify BMP's appropriate to the uses conducted on-site to effectively prohibit the entry of pollutants into storm water runoff facilities. The project plan shall also include erosion control measures to prevent soil, dirt and debris from entering the storm drain system, in accordance with the regulations outlined in the ABAG Erosion & Sediment Control Handbook.
48. Construction activities shall be limited to the hours of 7:30 AM to 5:00 PM on weekdays only; there shall be no construction activities on the weekend or National holidays.
49. Construction equipment shall be properly muffled, and unnecessary idling shall be prohibited.
50. Stationary noise-generating construction equipment, such as compressors, shall be located as far as practical from occupied homes.

51. The developer shall provide the Planning Director with the name and telephone number of the developer or the developer's representative who may be contacted during the construction phase regarding neighborhood complaints or concerns

FINDINGS FOR APPROVAL
TENTATIVE TRACT MAP 7263

1. The approval of Tentative Map Tract 7263, as conditioned, will have no significant impact on the environment, cumulative or otherwise. The project is exempt from California Environmental Quality Act (CEQA) under Section 15332, In-fill Developments”.
2. The tentative parcel map substantially conforms to the State Subdivision Map Act, the City’s Subdivision Regulations, the General Policies Plan, and the City of Hayward Zoning Ordinance.
3. The site is physically suitable for the proposed type of development.
4. The design of the subdivision and the proposed improvements are **not** likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
5. The design of the subdivision and the proposed improvements are **not** likely to cause serious health problems.
6. Existing streets and utilities are adequate to serve the project.
7. None of the findings set forth in Section 64474 of the Subdivision Map Act¹ have been made.

¹ The findings of Section 66474 set forth the grounds for denial of a tentative map which are as follows:

- (a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.
- (b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
- (c) That the site is not physically suitable for the type of development.
- (d) That the site is not physically suitable for the proposed density of development.
- (e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- (f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.
- (g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property with the proposed subdivision.

**CONDITIONS OF APPROVAL
TENTATIVE TRACT MAP 7263**

Unless otherwise stated, all necessary easements shall be dedicated, and all improvements shall be designed and installed at no cost to the City of Hayward.

All improvements shall be designed and constructed in accordance with the City of Hayward Municipal Code – Chapter 10, Article 3, and Standard Specifications and Details – unless otherwise indicated hereinafter.

The applicant/developer's engineer shall perform all design work unless otherwise indicated.

PRIOR TO THE RECORDATION OF THE FINAL MAP

IMPROVEMENTS

Improvement plans shall be submitted to the City Engineer for review and approval. Subject plans shall, in addition to the standard improvements, incorporate the following special design requirements:

STREETS

Interior Private Street

- 1) The private street shall have a minimum width of 25 feet right-of-way, 24 feet curb to curb, and shall be constructed to public street standards. The street must remain unobstructed for vehicular ingress and egress. Any gates, humps or similar improvements shall be approved by the Fire Marshall and the Planning Director.
- 2) The driveway approach shall be a minimum 24-feet-wide and designed to meet City of Hayward Standard SD-110 (six-foot-flares).
- 3) The onsite streetlights and pedestrian lighting shall have a decorative design approved by the Planning Director and the City Engineer.

Huntwood Avenue

- 4) A sidewalk along the Huntwood Avenue frontage shall be installed to City standards and shall conform the existing improvements.

Storm Drainage

- 5) The on-site storm drain system shall be a private system owned and maintained by the homeowners association.

- 6) The Hydrology and Hydraulics Criteria Summary, Alameda County Flood Control and Water Conservation District, latest edition shall be used to determine storm drainage runoff. A detailed grading and drainage plan with supporting calculations and a completed Drainage Review Checklist shall be approved by the Alameda County Flood Control and the City Engineer.
- 7) The project plans shall include storm water measures for the operation and maintenance of the project to be approved by the City Engineer. The project plan shall identify Best Management Practices (BMPs) appropriate to the uses conducted onsite to effectively prevent the entry of pollutants into storm water runoff.
- 8) The project plan measures shall also include erosion control measures to prevent soil, dirt, debris and contaminated materials from entering the storm drain system, in accordance with the regulations outlined in the ABAG Erosion and Sediment Control Handbook.
- 9) The applicant/developer is responsible for ensuring that all contractors are aware of all storm water quality measures and implement such measures. Failure to comply with the approved construction BMPs will result in the issuance of correction notices, citations or a project stop order.
- 10) The project shall not block runoff from, or augment runoff to, adjacent properties. The drainage area map developed for the hydrology design shall clearly indicate all the areas tributary to the project area. The developer is required to mitigate augmented runoffs with off-site and/or on-site improvements.
- 11) All storm drain inlets must be labeled "No Dumping - Drains to Bay" using City approved methods.
- 12) At the connection point a storm water inlet shall be install at the curb face per the City of Hayward Standard Details. The inlet shall be a public inlet. The design and location shall be approved by the City Engineer.

Sanitary Sewer System

- 13) Sanitary sewer service is available subject to standard conditions and fees in effect at the time of application.
- 14) The on-site sanitary sewer system shall be a private 8-inch building court main, designed with a manhole at all angle points and ending with a manhole. The sewer ejector and pressure line to the City sanitary sewer main shall be a private system. The sewer design shall meet the approval of the City Engineer.
- 15) Each unit shall have a separate sanitary sewer lateral that connects to the building court main.

Water System

- 16) Water service is available subject to standard conditions and fees in effect at the time of application.
- 17) The proposed water supply system shall be public. Unless otherwise approved by the Public Works Director Utilities, the design shall be a looped system designed to City of Hayward standards.
- 18) Onsite water mains shall be located 5 feet from the face of curb on the opposite side of the street from the sewer main.
- 19) Water services shall be located 6 feet from sanitary sewer laterals.
- 20) Each unit shall be individually metered. The developer shall install individual radio read water meters.

Utilities

- 21) All service to dwellings shall be an "underground service" designed and installed in accordance with the Pacific Gas and Electric Company, Pacific Bell Company and Pacific Bell Company Broadband Company regulations, including transformers.
- 22) All proposed surface-mounted hardware (fire hydrants, electroliers, etc.) along the proposed street shall be located outside of the sidewalk within the 5-foot-wide Public Utility Easement in accordance with the requirements of the City Engineer.
- 23) All utilities shall be designed in accordance with the requirements of the City of Hayward and applicable public agency standards.

Landscaping and Irrigation

- 24) Prior to the approval of the improvement plans a detailed landscaping and irrigation plan for the site shall be prepared by a licensed landscape architect and submitted for review and approval by the City's Landscape Architect. Planting and irrigation shall comply with the City's *Water Efficient Landscape Ordinance*.
- 25) Minimum 24" box trees shall be planted along the property frontage. The City's Landscape Architect shall approve the type, number, and location of these trees.
- 26) Construct Class B Portland Cement concrete curbs to a height of 6-inches above the finished pavement anywhere landscaped areas adjoin driveway and parking areas.
- 27) Within all required landscape areas, a complete automatic sprinkler system with an automatic on/off mechanism shall be installed. A hose bib shall be provided within each private yard.

Retaining Walls

28) All proposed retaining walls shall be constructed with decorative reinforced concrete.

Dedications, Easements and Encroachment Permits

29) The final map shall reflect:

- a. A 6-foot-wide public utility easements (PUE) along the Huntwood Avenue frontage.
- b. Dedication of public utility easements (PUE) abutting the proposed private street right-of-way. The location and PUE widths shall be approved by the City Engineer.

Conditions, Covenants, and Restrictions

30) Prior to the sale of any individual unit, or prior to the acceptance of site improvements, whichever first occurs, a homeowners' association shall be created to maintain the private street, common area landscaping and open space amenities as depicted on the approved Tentative Map Tract 7263 and CC&R's prepared for the project which shall be reviewed and approved by the Planning Director that shall include the following conditions:

- a. Each owner shall automatically become a member of the association and shall be subject to a proportionate share of maintenance expenses.
- b. A reserve fund shall be maintained to cover the costs of replacement and repair of the private street, common area landscaping and open space amenities.
- c. The association shall be managed and maintained by a professional property management company.
- d. Provisions for towing unauthorized vehicles from the site.
- e. A requirement that a Homeowners' Association Architectural Review Committee be established to review and approve all exterior improvements; including fences, walls or changes to individual homes to ensure consistency with the CC&Rs.
- f. The site shall be maintained in good repair, and free of debris at all times.
- g. A requirement that the building exteriors and fences shall be maintained free of graffiti. The owner's representative shall inspect the premises on a weekly basis and any graffiti shall be removed within 48 hours of inspection or within 48 hours of notification by the City's community Preservation Officer.

- h. The homeowners' association shall maintain the irrigation system and maintain the landscaping in a healthy, weed-free condition at all times. The homeowner's representative shall inspect the landscaping on a monthly basis and any dead or dying plants (plants that exhibit over 30% dieback) shall be replaced within 10 days.
- i. Landscaping and irrigation shall be maintained in all common areas or the City shall have the right to enter upon the property to maintain the exterior portions of the common area at the expense of the homeowners association per Section 10-3.385 of the Subdivision Ordinance.
- j. A tree removal permit is required prior to the removal of any tree with a diameter of 10-inches or larger.
- k. Trees shall not be severely pruned, topped, or pollarded and any trees that are pruned in this manner shall be replaced with a tree species selected by, and size determined by the Landscape Architect, within the timeframe established by the City and pursuant to the Municipal code.
- l. Each resident shall participate in the City's recycling program.

Subdivision Agreement

- 31) Execute a subdivision agreement and post bonds with the City that shall secure the construction of the public improvements per Section 10-3.332 of the Hayward Municipal Code, Security for Installation of Improvements, of the Municipal Code. Insurance shall be provided per the terms of the subdivision agreement.

PRIOR TO CONSTRUCTION WITH COMBUSTIBLE MATERIALS

- 32) Required water system improvements shall be completed and operational prior to the start of combustible construction.
- 33) A minimum 24-foot-wide all-weather access road, engineered for 50,000 pounds gross vehicle weight, shall be maintained for emergency vehicle access.

DURING CONSTRUCTION

- 34) The following control measures for construction noise, grading and construction activities shall be adhered to, unless otherwise approved by the Planning Director or City Engineer:
 - a. Grading and construction activities shall be limited to the hours 8:00 AM to 5:00 PM on weekdays; there shall be no grading or construction activities on the weekend or national holidays;
 - b. Grading and construction equipment shall be properly muffled;

- c. Unnecessary idling of grading and construction equipment is prohibited;
- d. Stationary noise-generating construction equipment, such as compressors, shall be located as far as practical from occupied residential housing units;
- e. Applicant/developer shall designate a "noise disturbance coordinator" who will be responsible for responding to any local complaints about construction noise;
- f. The developer shall participate in the City's recycling program during construction;
- g. Daily clean-up of trash and debris shall occur on Huntwood Avenue.
- h. The site shall be watered twice daily during site grading and earth removal work, or at other times as may be needed to control dust emissions;
- i. All grading and earth removal work shall follow remediation plan requirements, if soil contamination is found to exist on the site;
- j. Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites;
- k. Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites;
- l. Apply (non-toxic) soil stabilizers or hydroseed to inactive construction areas (previously graded areas inactive for 10-days or more);
- m. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).
- n. Gather all construction debris on a regular basis and place them in a dumpster or other container which is emptied or removed on a weekly basis. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to storm water pollution;
- o. Remove all dirt, gravel, rubbish, refuse and green waste from the sidewalk, street pavement, and storm drain system adjoining the project site. During wet weather, avoid driving vehicles off paved areas and other outdoor work;
- p. Broom sweep the sidewalk and public street pavement adjoining the project site on a daily basis. Caked on mud or dirt shall be scraped from these areas before sweeping;
- q. No site grading shall occur during the rainy season, between October 15 and April 15, unless approved erosion control measures are in place.

- r. Install filter materials (such as sandbags, filter fabric, etc.) at the storm drain inlet nearest the downstream side of the project site prior to: 1) start of the rainy season; 2) site dewatering activities; or 3) street washing activities; and 4) saw cutting asphalt or concrete, or in order to retain any debris or dirt flowing into the City storm drain system. Filter materials shall be maintained and/or replaced as necessary to ensure effectiveness and prevent street flooding. Dispose of filter particles in the trash;
 - s. Create a contained and covered area on the site for the storage of bags of cement, paints, flammables, oils, fertilizers, pesticides or any other materials used on the project site that have the potential for being discharged to the storm drain system through being windblown or in the event of a material spill;
 - t. Never clean machinery, tools, brushes, etc., or rinse containers into a street, gutter, storm drain or stream. See "*Building Maintenance/Remodeling*" flyer for more information;
 - u. Ensure that concrete/gunite supply trucks or concrete/plasters finishing operations do not discharge washwater into street gutters or drains; and
 - v. The applicant/developer shall immediately report any soil or water contamination noticed during construction to the City Fire Department Hazardous Materials Division, the Alameda County Department of Health and the Regional Water Quality Control Board.
- 35) A representative of the soils engineer shall be on the site during grading operations and shall perform such testing as deemed necessary by the City Engineer. The representative of the soils engineer shall observe grading operations with recommended corrective measures given to the contractor and the City Engineer.
- 36) The minimum soils sampling and testing frequency shall conform to Chapter 8 of the Caltrans Construction Manual. The subdivider shall require the soils engineer to daily submit all testing and sampling and reports to the City Engineer.
- 37) Construction Administration services shall be provided by the project landscape architect. Services to include:
- a. Observation of irrigation system before buying pipes;
 - b. Observation of plant material upon delivery to the site;
 - c. Observation of layout and placement of plant material upon delivery to the site;
 - d. Observation for maintenance period commencement; and
 - e. Observation for final acceptance.

PRIOR TO ISSUANCE OF A BUILDING PERMIT

- 38) Detailed landscape plans, irrigation plans, and specifications shall be prepared by a licensed landscape architect and submitted for review and approval by the City Landscape Architect and the City Engineer. Mylar originals of the approved landscape plans shall be stamped approved and signed off by the City Landscape Architect and the City Engineer. Approved original mylars shall be left on file with the Department of Public Works. (For small scale projects where review could be done with the turn around time for building permit review.)

PRIOR TO CONNECTION OF UTILITIES AND ISSUANCE OF CERTIFICATES OF OCCUPANCY

- 39) The applicant/developer shall pay the following fees, the amount of the fee shall be in accordance with the fee schedule in effect at the time of issuance of the building permits;
- a. Supplemental Building Construction and Improvement Tax;
 - b. School Tax; and
 - c. Park Dedication in-lieu fees for each unit.
 - d. Water Facilities Fee and Sewer Connection Fee for each dwelling unit at the rate in effect when the utility service permit for the dwelling unit is issued.
- 40) Any damaged curb, gutter and/or sidewalk along the Huntwood Avenue property frontage shall be repaired or replaced to the satisfaction of the City Engineer.
- 41) A reduced pressure backflow preventer shall be installed behind the water meter per City of Hayward Standard Detail 202.
- 42) Prior to granting occupancy, water services shall be installed by City crews at the developer's expense. The application for water services shall be presented to the City Inspector.
- 43) Prior to the City setting the water meters, the subdivider shall provide the Water Department with certified costs covering the installation of the public water mains and appurtenances.
- 44) All common area landscaping, irrigation and other required improvements shall be installed according to the approved plans.
- 45) The street light electroliers shall be in operating condition as approved by the City Engineer.

PRIOR TO CITY APPROVAL OF THE TRACT IMPROVEMENTS AS BEING COMPLETED

- 46) All tract improvements, including the complete installation of all improvements relative to streets, fencing, sanitary sewer, storm drainage, water system, underground utilities, etc., shall be completed and attested to by the City Engineer before approval of occupancy of any unit. Where facilities of other agencies are involved, such installation shall be verified as having been completed and accepted by those agencies.
- 47) All common area landscaping, irrigation and other required improvements shall be installed prior to acceptance of tract improvements, or occupancy of 80 percent of the dwelling units, whichever first occurs.
- 48) An AC overlay along the Huntwood Avenue frontage may be required by the City Engineer, if it is determined that it is necessary due to deterioration resulting from heavy traffic during the construction.
- 49) The improvements associated with the Pacific Gas and Electric Company, Pacific Bell Company and Pacific Bell Broadband Company shall be installed to the satisfaction of the respective companies.
- 50) The subdivider shall submit an "as built" plan indicating the following:
 - a. All the underground facilities, sanitary sewer mains and laterals, water services (including meter locations), Pacific Gas and Electric Company, Pacific Bell Company and Pacific Bell Broadband Company, etc; and
 - b. All the site improvements, except landscaping species, buildings and appurtenant structures.



CITY OF HAYWARD NEGATIVE DECLARATION

Notice is hereby given that the City of Hayward finds that could not have a significant effect on the environment as prescribed by the California Environmental Quality Act of 1970, as amended will occur for the following proposed project:

I. PROJECT DESCRIPTION:

Zone Change No. PL-2002-0210 and Tract 7263 - Request to build a 14 townhouse development on a vacant, 53,020-square-foot parcel and to modify a Planned Development (PD) District.

II. FINDING PROJECT WILL NOT SIGNIFICANTLY AFFECT ENVIRONMENT:

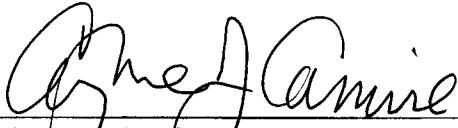
The proposed project could not have a significant effect on the environment.

FINDINGS SUPPORTING DECLARATION:

1. The proposed project has been reviewed according to the standards and requirements of the California Environmental Quality Act (CEQA) and an Initial Study Environmental Evaluation Checklist has been prepared for the proposed project. The Initial Study has determined that the proposed project could not result in significant effects on the environment.
2. The project will not adversely affect any scenic resources.
3. The project will not have an adverse effect on agricultural land since it will be developed on property that was once part of a parcel developed with a single-family home within an urban setting.
4. The project will not result in significant impacts related to changes into air quality since any impacts would be temporary occurring during the construction phase. The measures taken to mitigate impacts are required to meet the State air quality standards specified in the Clean Air Plan adopted by the Bay Area Quality Management District. In addition the City requires the developer to submit a construction Best Management Practice (BMP) program prior to the issuance of any building permit.
5. The project will not result in significant impacts to biological resources such as wildlife and wetlands since it will be developed on a vacant lot within adjacent to a single-family residential neighborhood within an urban setting.
6. The project will not result in a significant impacts to cultural resources including historical resources, archaeological resources, paleontological resources, unique topography or disturb human remains because the project will be developed on a vacant lot within adjacent to a single-family residential neighborhood within an urban setting.

7. The project site is not located within a "State of California Earthquake Fault Zone." Construction related to this project will be required to comply with the Uniform Building Code Standards to minimize seismic risk due to ground shaking.
8. The project will not lead to the exposure of people to hazardous materials. The vacant lot is adjacent to a Mobile Home Park, a condominium development, and a single-family residential neighborhood all within an urban setting.
9. The project will meet all water quality standards. Drainage improvements will be made to accommodate runoff.
10. The project, with a general map amendment, is consistent with the policies of the City General Policies Plan, the General Plan Map designation of Medium Density Residential, the Zoning Ordinance and the Tennyson-Alquire Neighborhood Plan.
9. The project could not result in a significant impact to mineral resources since the site is a vacant lot within adjacent to a single-family residential neighborhood within an urban setting and mineral resources do not exist on the project site.
11. The project will not have a noise impact and all interior noise standards as specified in the Noise Element of the General Policies Plan will be met.
12. The project will introduce 14 townhouses into an area where growth is desirable and anticipated by the General Policies Plan. The zoning designation is Planned Development and will be modified in order to require conditions of approval that are specific to this project. The General Plan Map land use designation for the site is Medium-Density Residential. Both allow the site to be developed with 14 townhouse units. The lot is vacant therefore, displacement of residents will not occur.
13. The project will not result in a significant impact to public services. School fees will be paid prior to the issuance of a building permit and the schools can accommodate the 3 additional students.
14. The project has adequate open space; the payment of Park Dedication fees is required prior to the issuance of a building permit.
15. The project will not result in significant impacts to traffic or result in changes to traffic patterns or emergency vehicle access. The project would generate 14 vehicle trips during peak hours and 140 trips a day.
16. The project will not require additional service systems. There are sanitary sewer, water, and storm drain mains available of adequate size to serve this project.

I. PERSON WHO PREPARED INITIAL STUDY:



Arlynn J. Camire, AICP Associate Planner

Dated: April 1, 2002

II. COPY OF INITIAL STUDY IS ATTACHED

For additional information, please contact the City of Hayward, Planning Division, 777 B Street, Hayward, CA 94541-5007, telephone (510) 583-4206 or (510) 583-4207, or e-mail arlynnec@ci.hayward.ca.us or timk@ci.hayward.ca.us.

DISTRIBUTION/POSTING

- Provide copies to all organizations and individuals requesting it in writing.
- Reference in all public hearing notices to be distributed 20 days in advance of initial public hearing and/or published once in Daily Review 20 days prior to hearing.
- Project file.
- Post immediately upon receipt at the City Clerk's Office, the Main City Hall bulletin board, and in all City library branches, and do not remove until the date after the public hearing.



Environmental Checklist Form

1. Project title: Zone Change No.PL-2001-0300 and Tentative Tract Map No. 7261
2. Lead agency name and address: City of Hayward, 777 B Street, Hayward, CA 94541
3. Contact person and phone number: Arlynn J. Camire Associate Planner (510) 583-4206
4. Project location: 28422 East 11th Street, bounded East 11th Street to the west, East 12th to the east and Tennyson Road to the south.
5. Project sponsor's name and address: Mohammad Shaiq for Samah Construction, Inc. 21573 Foothill Boulevard, Suite 209, Hayward, CA 94541
6. General plan designations: General Commercial
7. Zoning: CO (Commercial Office) District
8. Description of project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.) - Re quest to construct seven townhouses on a 22, 650-square-foot lot, change the zoning from Commercial Office District to Planned Development District and adopt a tentative tract map.
9. Surrounding land uses and setting: Briefly describe the project's surroundings: The site is within a neighborhood developed with single- family residential homes, adjacent to a property developed with a vacant bank and across the street from the South Hayward BART station.
10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.) N/A.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology /Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

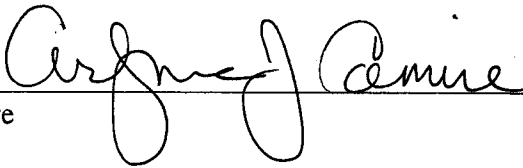
DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature



April 1, 2002

Date

Arlynne J. Camire, AICP Associate Planner
Printed Name

City of Hayward

ENVIRONMENTAL ISSUES:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
I. AESTHETICS -- Would the project:				
a) Have a substantial adverse effect on a scenic vista? <i>The project (7 townhouses) will be built on a flat, vacant parcel, fronting on a major arterial street (Tennyson Road). Single-family homes are located to the rear of the parcel. Scenic vistas will not be adversely affected.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? <i>The property does not contain trees, rock outcroppings or historic buildings. The property was once developed with a single-family home that was built in 1951 and demolished in 1988. The project will not damage scenic resources.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings? <i>The 7 townhouses that are in conformance with City of Hayward Zoning Ordinance development standards and Design Guidelines.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? <i>The project will not have an impact on light or glare.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use. <i>The project site is not within a farmland area.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? <i>The project is not located in an agricultural district or an area used for agricultural purposes.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? <i>See II b.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan? <i>The project will not affect air quality. Properties within the City of Hayward are required to meet State air quality standards specified in the Clean Air Plan adopted by the Bay Area Quality Management District.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? <i>See III a.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? <i>Any impacts to air quality will be temporary lasting during the construction phase. See III a.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Expose sensitive receptors to substantial pollutant concentrations? <i>See III a.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people? <i>See III a.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

IV. BIOLOGICAL RESOURCES -- Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? <i>The vacant project site at one time was developed with a single-family home. Since the property is urban in nature, biological resources will not be adversely affected.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? <i>See IV a.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? <i>See IV a.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? <i>See IV a.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? <i>The project is in conformance with the General Policies Plan and the Mission-Garin Neighborhood Plan.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan? <i>The project is in an urban area and does not contain a habitat that requires preservation.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

V. CULTURAL RESOURCES -- Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? <i>No known historical resources exist on-site.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? <i>No known archaeological resources exist in on-site.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? <i>No known paleontological resources exist on-site.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries? <i>No known human remains are located on-site.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VI. GEOLOGY AND SOILS -- Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: <i>The project is outside the Hayward Special Studies Fault Zone.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. <i>The project is outside the Hayward Special Studies Fault Zone.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking? <i>The project is not located within a "State of California Earthquake Fault Zone" and will be required to comply with the Uniform Building Code Standards to minimize seismic risk due to ground shaking. According to ABAG "On Shaky Ground" 1999, the site is located within a region of potential Very Violent ground shaking if a 7.1 (Modified Mercalli Intensity Scale) earthquake should occur on the Hayward and South Hayward Segments of the Hayward-Rodgers Creek Fault System.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction? <i>Liquefaction and differential compaction is not considered to be a serious problem on this site.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides? <i>The project is not located within an area subject to landslides.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil? <i>The project is within an urban setting that does not include agricultural land.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? <i>Prior to issuance of any building permit, engineering and building staff will review a geologic and soils investigation report to design adequately the building foundations for the soil type for new projects. Judging from past geologic activities in the area of the project, the soil types have not exhibited any of the characteristics that would indicate that any of these conditions exist or are possible.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? <i>Prior to issuance of a building permit, engineering and building staff will review a geologic and soils investigation report to adequately design the building foundations for the soil type on-site.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project will be connected to the City of Hayward sewer system.

VII. HAZARDS AND HAZARDOUS MATERIALS - Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The site is located within a residential neighborhood and developed with a single-family home in 1951 that was demolished in 1988. There is no evidence of hazardous materials.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? <i>See VII a.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? <i>See VII a.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? <i>See VII a.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project is not located within an airport zone.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? <i>See VIII e.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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h) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project will not interfere with any known emergency response plan or emergency evacuation plan. The Hayward Fire Department serves the neighborhood where the townhouses are to be constructed. Emergency response times will be maintained.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? <i>The project is not located in an area of wildlands and is not adjacent to wildlands.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VIII. HYDROLOGY AND WATER QUALITY -- Would the project:

a) Violate any water quality standards or waste discharge requirements? <i>The project will meet all water quality standards. Drainage improvements will be made to accommodate runoff.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The site will be served by East Bay Municipal Utilities District (EBMUD). Therefore, water quality standards will not be violated and groundwater supplies will not be depleted. Furthermore, recharge of the groundwater table will not be affected.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project is not located near a stream or a river. The construction of the 7 townhouses will not result in substantial erosion or siltation on- or off-site.

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project is within an urban area and has been developed as such in the past. Drainage patterns on the site will not cause flooding.

e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The amount of run-off from the project is not anticipated to increase and will not exceed the capacity of the stormwater drainage system. See VIII a.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
f) Otherwise substantially degrade water quality? <i>See VIII a.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? <i>According to FEMA Flood Insurance Rate Maps, the 100-year flood hazard area is not contained this site.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? <i>See VIII g.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? <i>See VIII g.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow? <i>The project is not in a location that would allow these phenomena to affect the site.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

IX. LAND USE AND PLANNING - Would the project:

a) Physically divide an established community? <i>The project will not physically divide the existing community.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? <i>The project is consistent with the policies of the City General Policies Plan, the Zoning Ordinance and the Mission-Garin Neighborhood Plan.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan? <i>See IV f.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X. MINERAL RESOURCES - Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? <i>The project will not result in a significant impact to mineral resources since the project study area is a developed urbanized area that does not contain mineral resources.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? <i>See Xa.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XI. NOISE - Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Noise is expected during construction. However, the exposure of persons to or generation of any new noise or noise levels in excess of standards established in the Noise Element of the Hayward General Plan or the Municipal Code, or applicable standards of other agencies will not occur beyond the construction phase of the 7-townhouse project. All City noise standards are required to be met and maintained.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? <i>See XI a.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? <i>See XI a</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? <i>See XI a</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? <i>See VII e.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? <i>See VII e.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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XII. POPULATION AND HOUSING -- Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Site is permitted to be developed to Medium-Density Residential (RM) standards that would allow 9 units. Seven townhouses will be built which is within the anticipated density for the site. See IX b.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Seven townhouses be will constructed on a vacant lot. See IX b.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
d) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

See IX b and XII a & b.

XIII. PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection? *The project would not result in the provision of new or physically altered governmental facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services. Response times will not be altered. There will not be an increase in governmental costs to provide services to this site. .*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Police protection? *See XIII a.*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Schools? *The Hayward Unified School District has planned for student enrolment based on anticipated densities specified in the City of Hayward General Policies Plan. Using the Student Generation Factor for Multi-Family housing provide by the Hayward Unified School District "Facility Needs Analysis by Jack Schreder & Associates (April 2001)", it has been determined that the project will generate .679 K-6, 0.245 7-8 and 0.245 9-12=1.169 Students. The schools in the area, which can easily accommodated the additional student(s) are Bowman Elementary (Kindergarten through 6th grade), Chavez Middle School and Tennyson High School. In addition, school fees will be collected prior to the issuance of a building permit.*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Parks? *The project will be is served by the Hayward Area Recreation and Park District. The parks in the area are Tennyson Park and Valle Vista Park. A park dedication fee is required to be paid prior to the issuance of a building permit y*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Other public facilities? *No other public facilities will be significantly impacted.*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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XIV. RECREATION --

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? *The project includes 3,034 square feet of group open space that includes, a slide, a swing set, and 4 picnic tables. In addition, the Hayward Area Recreation and Park District are currently serving the entire neighborhood. See XIII a (parks).*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? *See XIV a.*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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XV. TRANSPORTATION/TRAFFIC -- Would the project:

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? *Townhouses traditionally produce fewer trips than single-family homes. The anticipated traffic impact is the addition of 7 trips during peak hours and 70 trips a day. This increase is not significant and will not have an impact.*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? *See XV a.*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? *The project will not affect air traffic patterns.*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? *Traffic hazardous do to design features or incompatible uses will not result from the construction of the 7 townhouses.*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Result in inadequate emergency access? *The Hayward Fire Department has reviewed the project and finds the project acceptable to Hayward Fire Department requirements and standards. Current Fire Codes will be met.*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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f) Result in inadequate parking capacity? *Adequate on-site parking will be provided.*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? <i>The project does not conflict with adopted policies supporting alternative transportation. It is located walking distance from the South Hayward BART station and Alameda County Transit buses.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVI. UTILITIES AND SERVICE SYSTEMS - Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Wastewater treatment requirements are met by the City of Hayward therefore, all treatment requirements will continue to be met.

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The City of Hayward wastewater facility has the capacity to serve the addition of 7 townhouses.

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The existing storm drain system has the capacity to serve the 7 townhouses.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The East Bay Municipal Utilities District supplies water and the service to the 7 townhouses.

e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The City of Hayward operates its own wastewater facility. This facility has the capacity to accommodate the amount of wastewater that will be generated by the project.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Waste Management of Alameda County will dispose the solid waste. The residents will participate in a citywide recycling program. The Altamont landfill is available to the City of Hayward until 2009 and has sufficient capacity to handle the amount of solid waste generated by the project. The landfill recently received an approval that increases the capacity and adds 25 years to the life of the landfill to the year 2034.</i>				
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>The project will participate in the Waste Management of Alameda County recycling program under contract with the Oroloma Sanitary District. Service will remain the same for this site as the entire neighborhood.</i>				

XVII. MANDATORY FINDINGS OF SIGNIFICANCE --

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>